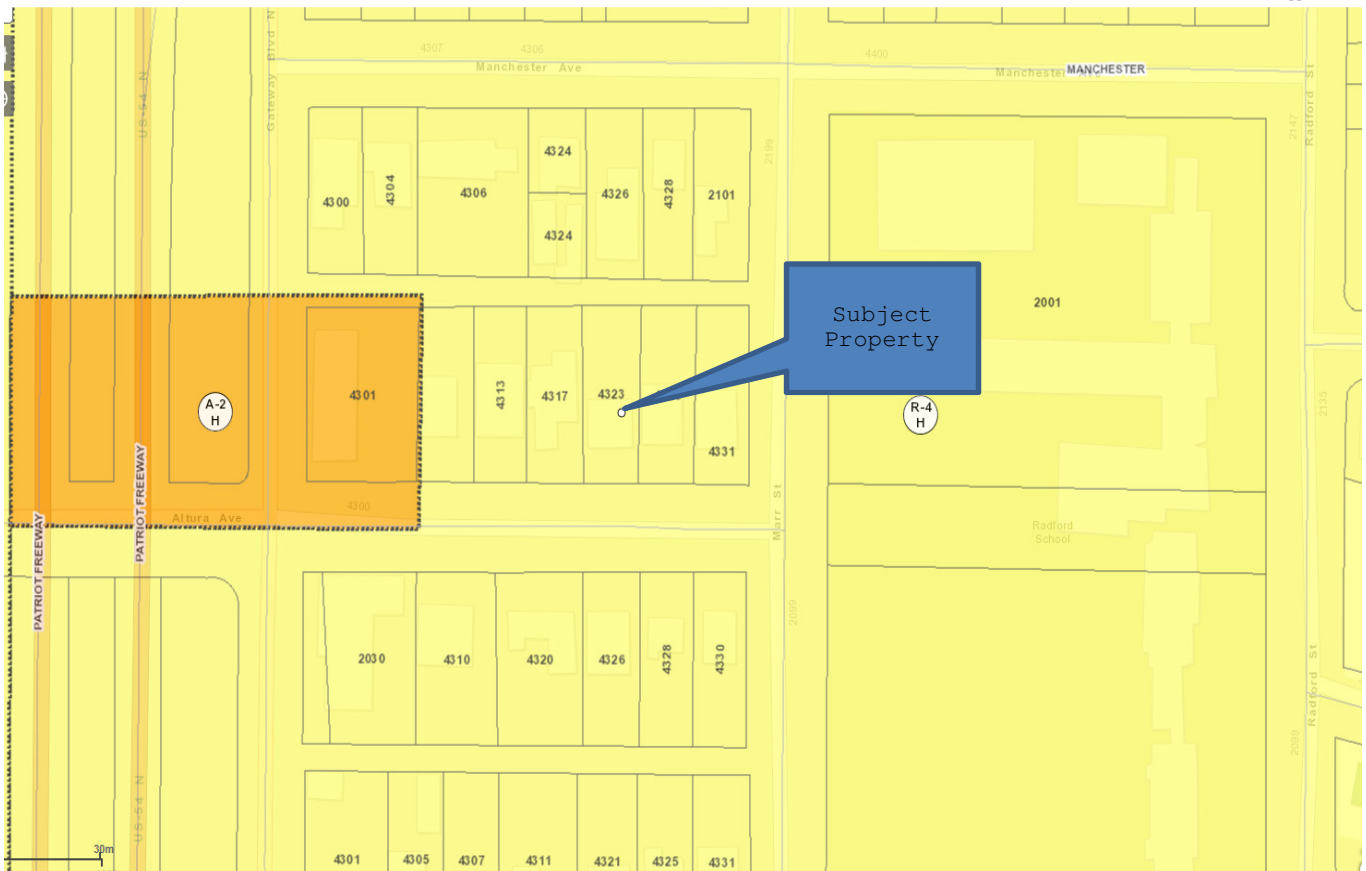




## PHAP16-00013

**Date:** July 11, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Raymond and Marilu Beard  
**Representative:** Federico Rodriguez  
**Legal Description:** 100 Government Hill 8 & W 1/2 Of 7, City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 20 Cumberland Circle  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1930  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the removal of twelve (12) windows and replacement with vinyl windows to include capping wooden frame with aluminum and installation of vinyl siding on dormer window  
**Application Filed:** 6/20/2016  
**45 Day Expiration:** 8/4/2016

### ITEM #4



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the removal of twelve (12) windows and replacement with vinyl windows to include capping wooden frame with aluminum and installation of vinyl siding on dormer window

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds. Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC. However, some may be considered on an individual basis if the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.
- If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).
- Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.
- Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.
- Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.
- When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:
  - a. Architectural and historical compatibility
  - b. Comparison to original profile
  - c. Level of significance of original doors and windows to the architectural style of the building.
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

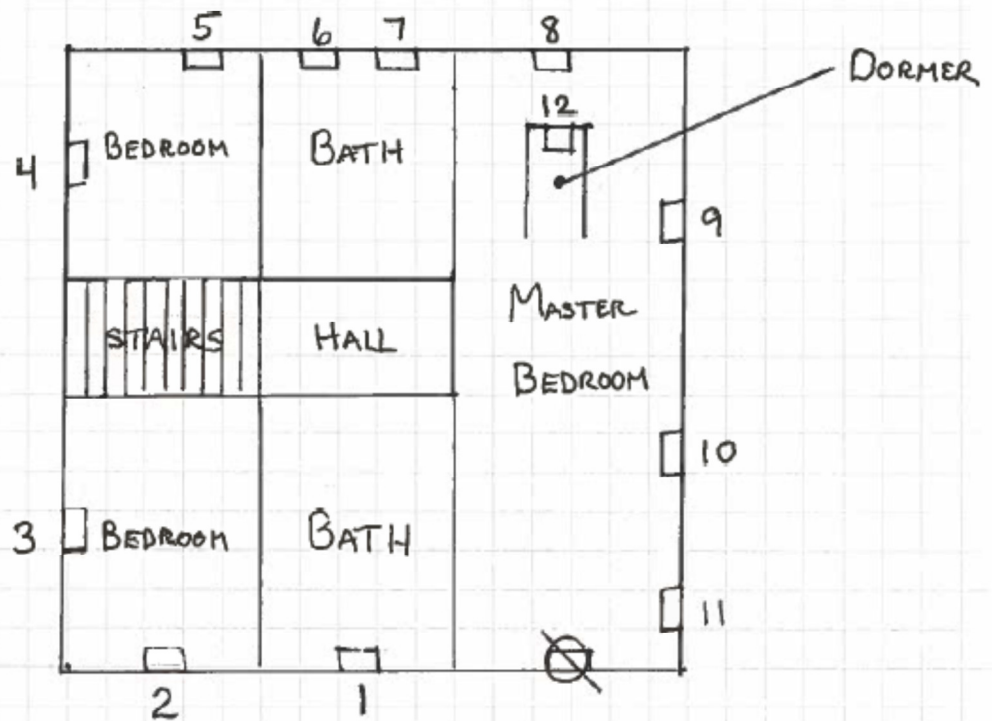
- When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.

The modifications are that the window frames not be covered in aluminum and that the number of lights on the new windows match the number of lights on the existing windows.

## AERIAL MAP



## FLOOR PLAN



20 CUMBERLAND CIR. 79903

# FLOOR AND ROOF PLAN

EPOPS:  
160418 1107

\*\*\*\*\* DRAW WINDOWS COPY \*\*\*\*\*  
QUOTATION #158

Page: 1  
6/02/2016

MODERN EXTERIORS OF EL PASO  
13320 TOBACCO RD  
EL PASO, TX 79938  
Phone 915-875-5126  
Fax:

Sim#: 001364  
Emp:  
Ordered: 4/28/2016  
Zachry  
PO #:

Customer #: 01149000  
MODERN EXTERIOR OF EL PASO  
13320 TOBACCO RD

Job Name: Board

Project ID:  
Location:

Lot #:

EL PASO, TX 79938  
Phone: 915-875-5126  
Fax:

Model:  
Contact: Federico  
Cust PO#:

Name: Owner

All drawings are from the OUTSIDE looking in.

T = Tip to Tip Measurement  
O = Rough Opening Measurement



2 Double Hung  
0600180/01  
26 3/4(T) X 50 1/2(T)



1 Right Hinge Casement  
0600180/01  
16 3/4(T) X 20(T)



1 Right Hinge Casement : 17"  
0600180/01  
16 3/4(T) X 20(T)



1 Left Hinge Casement  
0600180/01  
17 1/4(T) X 20 1/2(T)



1 Double Hung  
0600180/01  
26 3/4(T) X 50(T)

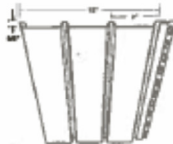
## PROPOSED ELEVATIONS

VINYL PRODUCTS

### Pro-Tech® Plus Vinyl Soffit

#### Product Code/Description

**PTS12N**  
**Pro-Tech® Plus**  
**Triple 4"**  
**Non-Ventilated Panel**  
 Nominal .040" Thick  
 Finish: Matte  
 Length: 12'  
 16 Pcs./Ctn.  
 1.92 Sqs./Ctn.  
 90 Lbs./Ctn.



*(Mustel Brown color not warranted for sidewalk use.)*

#### Color Availability

White	Classic Colors
Light Colors	Everest
Almond	Harbor Grey
Cameo	Pebblestone Clay
Classic Cream	Scotian Thistle
Desert Sand	Dark Color
Linen	Mustel Brown
Sage	
Sandstone	
Silver Grey	
Tuscan Olive	
Victorian Grey	
Wicker	

**PTS12V**  
**Pro-Tech® Plus**  
**Triple 4"**  
**Ventilated Panel**

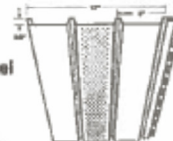
Nominal .040" Thick  
 Finish: Matte  
 5.87 Sq. In. N.F.A./Sq. Ft.  
 Length: 12'  
 16 Pcs./Ctn.  
 1.92 Sqs./Ctn.  
 88 Lbs./Ctn.



White	Classic Colors
Light Colors	Everest
Almond	Harbor Grey
Cameo	Pebblestone Clay
Classic Cream	Scotian Thistle
Desert Sand	Dark Color
Linen	Mustel Brown
Sage	
Sandstone	
Silver Grey	
Tuscan Olive	
Victorian Grey	
Wicker	

**PTS12CV**  
**Pro-Tech® Plus**  
**Triple 4"**  
**Center Ventilated Panel**

Nominal .040" Thick  
 Finish: Matte  
 1.96 Sq. In. N.F.A./Sq. Ft.  
 Length: 12'  
 16 Pcs./Ctn.  
 1.92 Sqs./Ctn.  
 89 Lbs./Ctn.



White